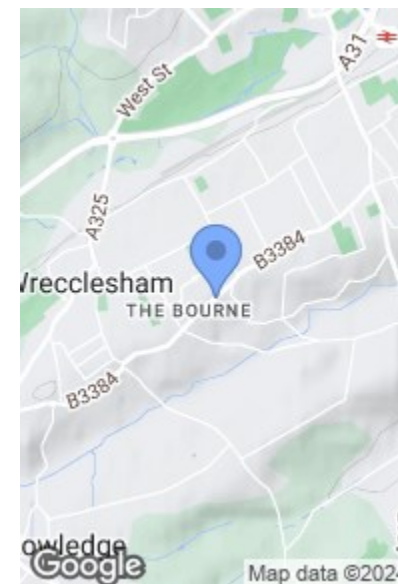


ROAD MAP

HYBRID MAP

TERRAIN MAP

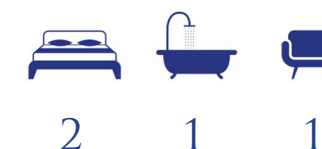


41 SHORTEATH ROAD, FARNHAM GU9
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	83	84

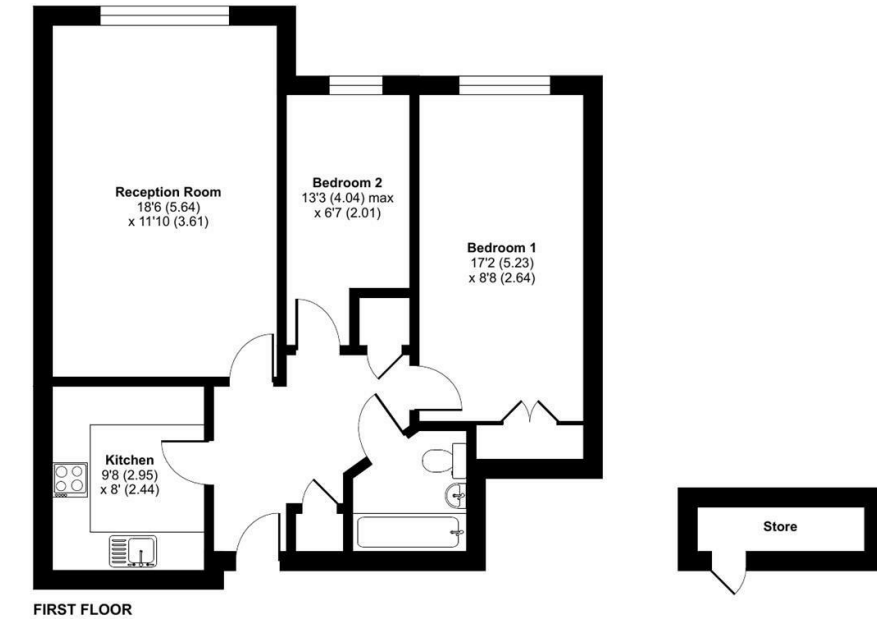




FLOORPLAN

Shortheath Road, Farnham, GU9

Approximate Area = 693 sq ft / 64.3 sq m
 Outbuilding = 20 sq ft / 1.9 sq m
 Total = 713 sq ft / 66.2 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Knights Property Services. REF: 1080340



MAIN FEATURES

- Spacious First Floor Apartment
- Sizeable Bedroom One
- Sought-After Location
- Two Bedrooms
- Separate Kitchen
- Well Maintained Communal Grounds
- Allocated Parking
- Basement Store

FULL DETAILS

Entrance Hallway

Enter via door, cupboards and carpet flooring.

Reception Room

18'6 x 11'10 (5.64m x 3.61m)

Rear aspect and carpet flooring.

Kitchen

9'8 x 8'0 (2.95m x 2.44m)

Range of base and eye level units, sink, four ring gas hob, extractor hood, oven and space for; washing machine and dishwasher. Partly tiled walls and laminate flooring.

Bedroom One

17'2 x 8'8 (5.23m x 2.64m)

Rear aspect, wardrobe and carpet flooring.

Bedroom Two

13'3 x 6'7 (4.04m x 2.01m)

Rear aspect and carpet flooring.

Bathroom

Bath with power shower, wash hand basin and low level WC.

Council Tax

Band D.

Lease Information

We have been advised by the owner that there is approximately 99 years left on the lease. The service charge is £210.92 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

41 SHORTHEATH ROAD, FARNHAM GU9

KNIGHTS PROPERTY SERVICES - For sale is this well presented apartment, ideally situated in this sought-after complex in Farnham. The spacious first floor property comprising; entrance hallway, reception room, separate modern kitchen, two bedrooms and a bathroom. A key feature to note is the well maintained communal grounds with a band stand and children's play area. Further benefits include a basement store inside and allocated parking in addition to visitor parking. Farnham town centre is within close proximity and offers a great variety of local shops and restaurants as well as the train station, which has great access to London Waterloo.